| 067.A | 0004 | 0010.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 623,600 | / | 623,600 |
| USE VALUE: | 623,600 | / | 623,600 |
| ASSESSED: | 623,600 | / | 623,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 35 | | OAK HILL DR, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | VIVENZIO LAURA L |
| Owner 2: | KUN ELIZABETH C |
| Owner 3: | |
| Street 1: | 35 OAK HILL DR |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | WILLIAMS GARETH - |
| Owner 2: | MARSDEN CYNTHIA - |
| Street 1: | 35 OAK HILL DR |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 6,155 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Aluminum Exterior and 1399 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6155.000 | 200,300 | | 423,300 | 623,600 |
| Total Card | 0.141 | 200,300 | | 423,300 | 623,600 |
| Total Parcel | 0.141 | 200,300 | | 423,300 | 623,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.75 | /Parcel: 445.7

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 128980 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 10/16/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 067.A-0004-0010.0

!5828!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 200,700 | 0 | 6,155. | 423,300 | 624,000 | 624,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 192,500 | 0 | 6,155. | 393,000 | 585,500 | 585,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 192,500 | 0 | 6,155. | 393,000 | 585,500 | 585,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 192,500 | 0 | 6,155. | 344,700 | 537,200 | 537,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 192,500 | 0 | 6,155. | 314,400 | 506,900 | 506,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 180,900 | 0 | 6,155. | 278,100 | 459,000 | 459,000 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 180,900 | 0 | 6,155. | 263,000 | 443,900 | 443,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 180,900 | 0 | 6,155. | 250,300 | 431,200 | 431,200 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 20:39:56 |

**LAST REV**

| Date | Time |
|---|---|
| 05/27/20 | 15:19:33 |

jorourke

PAT ACCT. 5828

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 128980 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| WILLIAMS GARETH | 74314-409 | 1 | 3/19/2020 | | 685,000 | No | No | | |
| ALLBRITTON JESS | 34254-321 | | 12/7/2001 | | 350,000 | No | No | | |
| FORNI LOUIS C & | 30433-550 | | 7/19/1999 | | 247,500 | No | No | | |
| | 10439-75 | | 1/7/1964 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/25/2015 | 806 | Solar Pa | 6,000 | | 6/25/2015 | | | Install 8 solar pa |
| 6/13/2013 | 852 | Re-Roof | 43,975 | | 6/13/2015 | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/27/2020 | SQ Returned | JO | Jenny O |
| 10/16/2018 | Info At Door | BS | Barbara S |
| 4/30/2014 | External Ins | PC | PHIL C |
| 12/16/2008 | Meas/Inspect | 189 | PATRIOT |
| 6/19/2000 | MLS | | |
| 11/10/1999 | Mailer Sent | | |
| 11/8/1999 | Measured | 163 | PATRIOT |
| 7/29/1993 | | EK | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6155 | | Sq. Ft. | Site | | 0 | 70. | 0.98 | 12 | | | | | | | | | 423,254 | | | | | | 423,300 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.14130 | Total SF/SM: | 6155 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 423,254 | Spl Credit | | Total: | 423,300 |

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 5 - Cape |
| Sty Ht: | 1T - 1 & 3/4 Sty |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - Concrete |
| Frame: | 1 - Wood |
| Prime Wall: | 3 - Aluminum |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | RED |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1946 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | % | | |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | % | | |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 4 - Below Avg. | | |
| Insulation: | 4 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.96030402 |
| Adj $ / SQ: | 136.123 |
| Other Features: | 68000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 290326 |
| Depreciation: | 90001 |
| Depreciated Total: | 200325 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 5 | BRs: | 2 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| Totals | | | |
| 1 | 5 | 2 | |

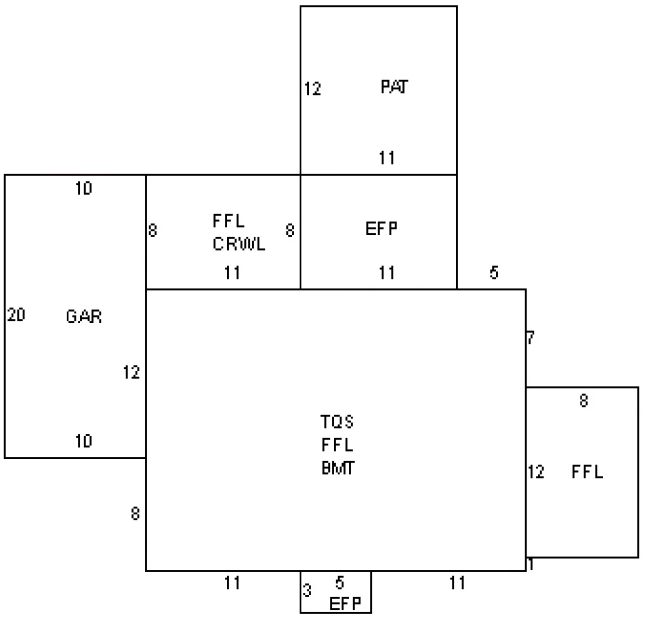
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 149.74 |
| Special Features: | 0 | Val/Su Net: | 91.38 |
| Final Total: | 200300 | Val/Su SzAd | 177.41 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 724 | 136.120 | 98,553 |
| BMT | Basement | 540 | 54.110 | 29,219 |
| TQS | 3/4 Story | 405 | 136.120 | 55,130 |
| GAR | Garage | 200 | 26.410 | 5,282 |
| PAT | Patio | 132 | 4.890 | 645 |
| EFP | Enclos Porch | 103 | 51.530 | 5,307 |
| CRWL | Crawl Space | 88 | 20.420 | 1,797 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,192 | | | Total: | 195,933 |
| Size Ad | 1129 | Gross Are | 2327 | FinArea | 1399 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | A | |

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial #: | | Year: | Color: |

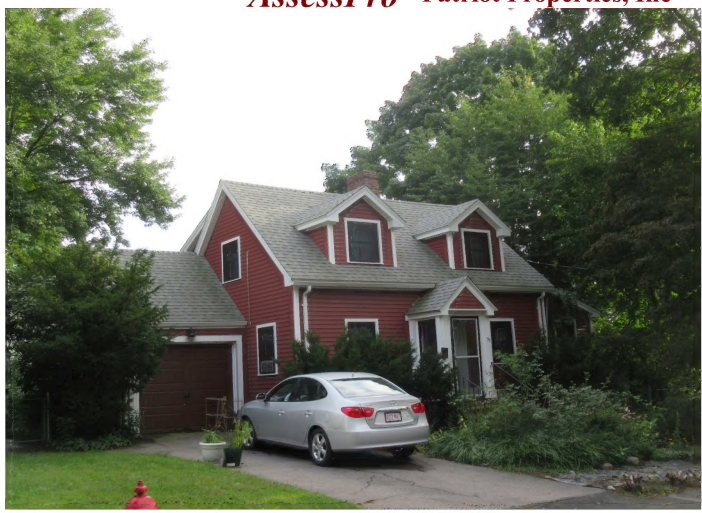
## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Metal Shed | D | Y | 1 | 10X6 | A | PR | 1980 | 0.00 | T | 49.9 | 101 | | | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |

## PARCEL ID

067.A-0004-0010.0

## IMAGE

*AssessPro* Patriot Properties, Inc